



**Baines Way, Framlingham Woodbridge IP13 9FT**



**welcome to**

## **Baines Way, Framlingham Woodbridge**

**\*UNDER OFFER\*** A three bedroom semi-detached modern house in Framlingham offering contemporary living, with a modern kitchen/diner to rear, en-suite shower room, secluded rear garden and side by side off road parking to the front.

### **Location**

The property is within easy walking distance of all Framlingham has to offer including a good selection of independent shops and businesses, cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. Framlingham is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle which is managed by English Heritage. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham, Woodbridge and Aldeburgh. The world famous Snape Maltings Concert Hall is within easy reach. There is also bird watching at the RSPB centre at Minsmere. Framlingham is a short drive from the coast, with the popular destinations of Southwold, Dunwich, Thorpeness and Orford.

### **Accommodation**

#### **Entrance Hall**

Composite front door into entrance hall with carpeted flooring, fitted matwell, radiator and stairs to first floor. Internal door into:-

#### **Living Room**

13' 11" x 12' ( 4.24m x 3.66m )  
Carpeted flooring, radiator and double glazed window to front aspect.

#### **Kitchen, Dining Room**

15' 5" x 9' 4" ( 4.70m x 2.84m )  
Matching base and eye level units with adjoining worktop. Integrated electric double oven with gas hob and extractor hood over with glass splashback. One and a quarter sink with mixer tap over.

Integrated fridge/freezer, washing machine and slimline dishwasher. Enclosed wall mounted boiler. Radiator. Large under stair storage cupboard. Double glazed window to rear aspect. Double glazed French doors into rear garden with shutters to remain.

#### **Cloakroom**

Two piece suite comprising of low level WC and pedestal wash hand basin. Radiator and extractor fan.

#### **Landing**

Carpeted flooring and radiator.

#### **Bedroom One**

12' x 9' 2" ( 3.66m x 2.79m )  
Carpeted flooring, radiator, built in wardrobe and double glazed window to front aspect. Access into:-

#### **En-Suite**

Three piece suite comprising of enclosed corner shower, low level WC and pedestal wash hand basin. Part tiled walls, heated towel rail, extractor fan and obscure double glazed window to front aspect.

#### **Bedroom Two**

10' 9" x 8' 7" ( 3.28m x 2.62m )  
Carpeted flooring, radiator and double glazed window to rear aspect.

#### **Bedroom Three**

11' 7" x 6' ( 3.53m x 1.83m )  
Carpeted flooring, radiator and double glazed window to rear aspect.

#### **Bathroom**

Three piece suite comprising of enclosed bath with shower over, low level WC and pedestal wash hand

basin. Part tiled walls, radiator and extractor fan.

#### **Loft Space**

Pull down ladder, power and light, partly boarded.

#### **Outside**

##### **Front Garden**

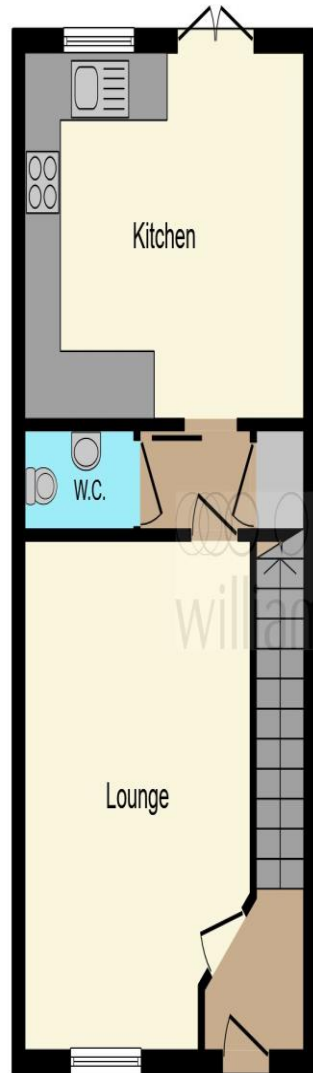
Driveway to front providing side by side parking for two cars for easy access, with established planting to front elevation and a pathway to front door.

##### **Rear Garden**

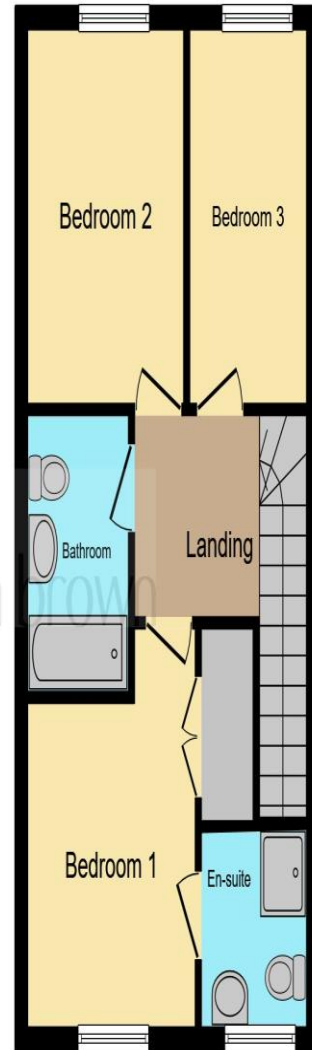
Fence and wall enclosed, large raised patio area enclosed with ball top railing and steps down to laid to lawn with various flowers and shrubs. Shed to remain, and gate to provide access to front.

#### **Agents Note**

There is a communal maintenance charge of approximately £209 per annum.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Baines Way,**  
**Framlingham Woodbridge**

- UNDER OFFER
- Amtico Flooring & Luxury Underlay Carpet
- First Floor Family Bathroom & En-Suite Shower Room
- Driveway To Front Providing Side By Side Parking For Two
- Short Walk Into Framlingham Centre

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of  
**£300,000**



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Property Ref:  
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